

127.0

0005

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

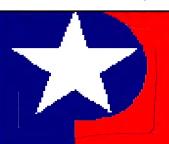
Total Card / Total Parcel  
835,500 / 835,500

USE VALUE:

835,500 / 835,500

ASSESSED:

835,500 / 835,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12-14		GLOUCESTER ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: ATHANASIADIS GEORGE &amp; LENA TRS

Owner 2: 12-14 GLOUCESTER ST RLTY TRUST

Owner 3:

Street 1: 18 SANDERSON ROAD

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02420 Type:

**PREVIOUS OWNER**

Owner 1: ATHANASIADIS LEONIDAS-ETAL -

Owner 2: ATHANASIADIS ELENI -

Street 1: 18 SANDERSON ROAD

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

**NARRATIVE DESCRIPTION**

This parcel contains 3,574 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2463 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3574		Sq. Ft.	Site		0	70.	1.48	8									369,053						369,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3574.000	466,400		369,100	835,500		82252
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

PREVIOUS ASSESSMENT								Parcel ID	127.0-0005-0018.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	466,500	0	3,574.	369,100	835,600	835,600	Year End Roll	12/18/2019
2019	104	FV	361,800	0	3,574.	369,100	730,900	730,900	Year End Roll	1/3/2019
2018	104	FV	361,000	0	3,574.	326,900	687,900	687,900	Year End Roll	12/20/2017
2017	104	FV	338,600	0	3,574.	274,200	612,800	612,800	Year End Roll	1/3/2017
2016	104	FV	338,600	0	3,574.	274,200	612,800	612,800	Year End	1/4/2016
2015	104	FV	301,900	0	3,574.	237,200	539,100	539,100	Year End Roll	12/11/2014
2014	104	FV	301,900	0	3,574.	229,300	531,200	531,200	Year End Roll	12/16/2013
2013	104	FV	314,000	0	3,574.	218,300	532,300	532,300		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATHANASIADIS LE	1387-37		7/14/2010	Convenience		1	No	No	
	844-82		12/31/1973		43,500	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
12/3/2003	1027	Re-Roof	8,000							12/1/2017	MEAS&NOTICE	HS	Hanne S						
7/23/1992	322	Manual	8,000							1/12/2009	Measured	345	PATRIOT						
										12/9/1999	Mailer Sent								
										11/29/1999	Measured	264	PATRIOT						
										1/1/1982		CM							

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

